



Water Efficient Landscape Ordinance Reporting Form

C1	Agency Name:	City of Mountain View
C2	Address:	500 Castro Street, Mountain View, CA 94041
C3	Contact Name:	Elizabeth Flegel
C4	Title:	Water Conservation Coordinator
C5	Phone Number:	650-903-6774
C6	Phone Extension:	
C7	Email:	elizabeth.flegel@mountainview.gov
1a	Is your agency adopting a single agency ordinance OR a regional agency alliance ordinance?	Single Agency Ordinance ▼
1b	Date of adoption OR anticipated adoption:	1/26/2016
2a	Reporting period:	
2b	December 1, 2015 through December 28, 2015 (all agencies)	<input checked="" type="radio"/>
2c	February 1, 2016 through February 28, 2016 (additional reporting period for agencies crafting regional ordinances with other agencies)	<input type="radio"/>
3a	Are you using:	a locally modified Water Efficient Landscape Ordinance (WELO) ▼
3b	For agencies who have adopted a modified WELO	
3c	Is it at least as efficient as MWELo?	Yes ▼
3d	URL for your WELO	http://mountainview.gov/depts/comdev/planning
3e	List major changes from the State's MWELo	During the month of December the City enforced the 2011 regulations which includes a 1,000 sq ft threshold for new and rehabilitated projects. The proposed 2015 regulations has a 500 sq ft threshold (for both new and rehabilitated landscapes), requires pool covers, allows a simplified compliance option for projects with no high-water-use-plants, and designates all water reuse areas (not just recycled water areas) as special landscape areas so long as they are exclusively irrigated with a reuse supply (e.g, graywater, rainwater, stormwater, etc.).
3f	If specific types of projects are exempt (other than those already specified in MWELo), state what they are and the sections of the ordinance that they are exempt from.	Mountain View does not require Zoning Permits for modifications to one and two family residences, unless are part of a planned development. As such, single family homes and duplexes are exempt from the ordinance requirements.
3g	Have elements from other regulations been incorporated (e.g., tree shading percent coverage requirement, stormwater capture requirements).	No ▼
3h	If yes, describe:	
4	If other agencies are implementing the ordinance, explain their role:	Mountain View Planning Division implements the ordinance and processes all Zoning Permit applications.



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5	Permitted projects subject to the ordinance during the reporting period (*e.g., single family residences, commercial projects, landscape retrofits for which permits were finalized during the reporting period, etc.):	landscape retrofits, single family home, new parking facility, other façade and site modifications. (Note: not a representative month. Other projects include commercial developments, multifamily developments, residential subdivisions, etc. Very few single family homes are subject to the ordinance.)
6a	Total landscape area subject to the ordinance over the reporting period:	20.7
6b	Unit of Measure (sq. ft. or acres)	Acres ▼
7a	During the reporting period, how many of the following types of projects did your agency issue final permits on:	
7b	new housing starts	1
7c	new commercial projects	-
7d	landscape retrofits	5
8	Describe the procedure for review of projects subject to the ordinance:	Planning Division staff reviews each project submittal for compliance with the regulations. Applicants are required to revise their plans until they reach compliance.
9a	Describe actions taken to verify compliance:	Plan review; Zoning permit approval not granted unless complying with ordinance
9b	Is a plan check performed?	Yes ▼
9c	If so, by what entity?	Mountain View Planning Division
10	Describe implementation and enforcement measures:	Building Permit Plan check documents must be consistent with Zoning permit approval. Upon construction, landscaping must be certified by the landscape architect and inspected by Planning staff.
11	Explain challenges to implementing and enforcing the ordinance:	Cost of new water meter in retrofit of small landscape areas. Definitions of terms in reporting requirements.
12	Describe educational and other needs to properly apply the ordinance:	Worksheets to help applicants properly apply the ordinance.
13	Additional Comments:	

Please submit reports, including a copy of your local water efficient landscape ordinance, via email to WELO@water.ca.gov by December 31, 2015. Agencies preparing a regional ordinance must submit an additional report by March 1, 2016. For questions, please call Ms. Julie Saare-Edmonds at (916) 651-9676.